

AFTER RECORDING MAIL TO:

Josephine Decker and Adam Braddock
1014 Hill St.
Mukilteo, WA 98275

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 384
JAN 31 2017



201701310021

Skagit County Auditor

\$74.00

1/31/2017 Page

1 of

2 10:46AM

Amount Paid \$ 1251.00
Skagit Co. Treasurer
By *MM* Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

BARGAIN AND SALE DEED

File No: **4222-2711268 (LM)**

Date: **January 26, 2017**

Grantor(s): **Washington Federal, National Association**

Grantee(s): **Adam Braddock and Josephine L. Decker**

Abbreviated Legal: **Lots 6 through 10, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P113969**

112280
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S), Washington Federal, National Association, who acquired title as Washington Federal Savings and Loan Association, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, bargains, sells, conveys to Adam Braddock and Josephine L. Decker, a married couple, the following described real estate, situated in the County of Skagit, State of Washington

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lots 6 through 10, Block 55, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON", filed in Volume 3 of Plats, page 29, records of Skagit County, Washington;

TOGETHER WITH all of the vacated alley that lies Southerly of, adjacent to and contiguous with the above described property; EXCEPT the West 14.5 feet and the East 7 feet of all of the above.

(Also known as Tract 3 of Survey recorded under Auditor's File No. 200811240103.)

TOGETHER WITH Reciprocal Easement recorded November 24, 2008 under Auditor's File No. 200811240102.

APN: P113969

Bargain and Sale Deed
- continued

File No.: 4222-2711268 (LM)

Date: 01/26/2017

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Washington Federal, National Association

By: *Ricka Gerstmann*
Name: Ricka Gerstmann
Title: VP, Special Assets Officer

STATE OF Washington)

COUNTY OF ~~Skagit~~ King)-55

I certify that I know or have satisfactory evidence that **Ricka Gerstmann**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **VP, Special Assets Officer of Washington Federal, National Association** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: January 26th, 2017

Joy N. Pardue

JOY N PARDUE
Notary Public, State of Washington
My Commission Expires
September 23, 2018

Notary Public in and for the State of Washington
Residing at: Mill Creek WA
My appointment expires: 9.23.2018